

1 BILL NO. R-81-02-07

2 RESOLUTION NO. R- 15-81

3  
4 A RESOLUTION authorizing the filing of  
5 an application for fiscal year 1981  
6 Community Development Block Grant Funds.

7 WHEREAS, the City of Fort Wayne has as a goal the pro-  
8 vision of a decent and viable living environment for all of  
9 its citizens; and

10 WHEREAS, the City of Fort Wayne has consistently com-  
11 mitted itself to the elimination of blight and deterioration  
12 which is present within the community and the prevention of  
13 its further spread; and

14 WHEREAS, under the provisions of the Housing and Community  
15 Development Act of 1980, the City of Fort Wayne is entitled  
16 to receive annual grants through the Community Development  
17 Block Grant Program; and

18 WHEREAS, funding under this program must be used for the  
19 promotion of viable urban communities and the prevention or  
20 elimination of blight and deterioration, primarily for the  
21 benefit of low and moderate income people; and

22 WHEREAS, the City of Fort Wayne has developed a community  
23 development plan and program which is consistent with the  
24 city's overall strategy for preventing the further spread  
25 and elimination of blight and deterioration; and

26 WHEREAS, all necessary steps have been taken by the  
27 Mayor and the Department of Community Development and Planning  
28 staff to properly complete the attached entitlement applica-  
29 tion for 1981 (seventh year) Community Development Block Grant  
30 funding in conformance with that strategy and plan.

31 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
32 THE CITY OF FORT WAYNE, INDIANA:

Section 1. That the attached application for \$2,862,000.00  
in seventh year entitlement funds and the accompanying

assurances be approved and forwarded to the U.S. Department of Housing and Urban Development under the signature of Mayor Win C. Moses, Jr.

SECTION 2. That Mayor Win C. Moses, Jr. in his capacity as Chief Executive Officer for the City of Fort Wayne be authorized to act on behalf of the City in consummating contractual agreements pertaining to this grant and providing additional information and documentation pertinent thereto as required.

SECTION 3. That the Common Council by its approval of this application hereby reaffirms its intent to reduce and eliminate urban blight within the City of Fort Wayne.

  
COUNCILMAN

APPROVED AS TO FORM AND  
LEGALITY FEBRUARY 5, 1981.

  
JOHN E. HOFFMAN, CITY ATTORNEY

Read the first time in full and on motion by V. Schmidt, seconded by John, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock M., E.S.T.

DATE: 2-17-81

Charles W. Westerman  
CHARLES W. WESTERMAN  
CITY CLERK

Read the third time in full and on motion by V. Schmidt, seconded by John, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	<u>0</u>	_____	<u>1</u>	_____
<u>BURNS</u>	<u>X</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>X</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	<u>X</u>	_____	_____	_____	_____
<u>NUCKOLS</u>	<u>X</u>	_____	_____	_____	_____
<u>SCHMIDT, D.</u>	_____	_____	_____	<u>X</u>	_____
<u>SCHMIDT, V.</u>	<u>X</u>	_____	_____	_____	_____
<u>SCHOMBURG</u>	<u>X</u>	_____	_____	_____	_____
<u>STIER</u>	<u>X</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>X</u>	_____	_____	_____	_____

DATE: 2-24-81

Charles W. Westerman  
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ZONING-MAP) (GENERAL) (ANNEXATION) (SPECIAL) (APPROPRIATION) ORDINANCE (RESOLUTION) No. R-15-81 on the 24th day of February, 1981.

ATTEST:

(SEAL)

Charles W. Westerman  
CHARLES W. WESTERMAN - CITY CLERK

John Nuckols  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 25th day of February, 1981, at the hour of 11:30 o'clock A M., E.S.T.

Charles W. Westerman  
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this 24 50 day of March 1981, at the hour of 4 o'clock P M., E.S.T.

Winfield C. Moses, Jr.  
WINFIELD C. MOSES, JR.  
MAYOR

BILL NO. R-81-02-07

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON Finance TO WHOM WAS REFERRED AN  
ORDINANCE A RESOLUTION authorizing the filing of an application  
for fiscal year 1981 Community Development Block Grant  
Funds

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE No PASS.

VIVIAN G. SCHMIDT, CHAIRMAN

*Vivian G. Schmidt*

JAMES S. STIER, VICE CHAIRMAN

*James S. Stier*

MARK E. GIAQUINTA

*Mark E. GiaQuinta*

PAUL M. BURNS

*Paul M. Burns*

ROY J. SCHOMBURG

*Roy J. Schomburg*

CONCURRED IN

DATE 2/24/81 CHARLES W. WESTERMAN, CITY CLERK

SUMMARY OF THE 1981 (SEVENTH YEAR)  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Department of Community Development and Planning

February 3, 1981

February 3, 1981

SUMMARY OF THE 1981 (SEVENTH YEAR)  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Introduction

The City of Fort Wayne has been actively involved with the Community Development Block Grant (CDBG) program as sponsored by the Department of Housing and Urban Development (HUD) since 1975. Each year the City improves upon its community development efforts by becoming more knowledgeable of neighborhood needs and priorities, management techniques, and general program operation requirements.

The CDBG program for 1981 follows through on the City's overall three-year revitalization strategy as designated in the 1979 Community Development and Housing Plan. Housing Rehabilitation, capital improvements, the acquisition of properties for homesteading, and public services such as housing counseling are carried over from previous CDBG program years. New program activities include a weatherization project, a thermographic survey of the City, improvements to neighborhood facilities, and assistance for the Benito Juarez Cultural Center. Collectively, these program activities act as an effective mechanism for addressing the problems of the City's seven Neighborhood Strategy Areas (NSA) as shown on page 7.

The purpose of this summary is to provide an overview of the 1981 CDBG program. First, the application process is outlined specifying public hearings, Citizen Advisory Committee (CAC) meetings, and other CDBG activities. This is followed by a copy of the proposed CDBG program budget for 1981. Lastly, the summary provides a capsulized description of each of the proposed activities included in the 1981 program.

Application Process

The City of Fort Wayne's 1981 (Seventh Year) CDBG process has been a community effort involving residents from the NSA's, the CAC, and staff from the Department of Community Development and Planning. Outlined below in chronological order is an overview of the public hearings and meetings which the aforementioned groups have participated in. The 1981 CDBG application is the end product of their participation in the application process.

Application Process Outline

I. Neighborhood Planning Meetings

- A. July 1, 1980 - November, 1980 -- the planning staff meets with planning committees from NSA's to discuss neighborhood needs, planning considerations, and proposed CDBG activities.
- B. July 1, 1980 - November, 1980 -- the planning staff meets with representatives from other neighborhoods to provide information about the CDBG program.

## II. Citizens Advisory Committee (CAC) Meetings

- A. November 18 and 25 -- CAC Pre-application Public Hearings held in order to receive CDBG program proposals from the public.
- B. December 11, 16, 18, January 8, 15 -- CAC meets to discuss and review CDBG program proposals and to formulate a 1981 program recommendation.
- C. January 28 -- CAC holds a public hearing to announce its recommended 1981 CDBG program. Recommendation is then forwarded to the Mayor's Office for advice in developing the final program.

## III. City Council Meetings

- A. February 17 -- CDBG application and Housing Action Program introduced to City Council.
- B. February 24 -- City Council takes action on a Resolution authorizing the Mayor to submit the 1981 CDBG application.

## IV. Deadlines

- A. March 13 -- Application submitted to regional and state A-95 clearinghouses for 30 day review.
- B. April 15 -- Plan and application submitted to HUD for 75 day review.
- C. July 1 -- 1981 (Seventh Year) CDBG program begins.

Proposed 1981 (Seventh Year)  
CDBG Program Budget

NEIGHBORHOOD REHABILITATION		<u>\$2,795,000</u>
NSA Capital Improvements	\$ 770,000	
NSA Street Resurfacing	140,000	
Housing Improvements	1,885,000	
- acquisition	\$ 150,000	
- code enforcement/ environmental services	100,000	
- rehab loans/grants	1,278,000	
- emergency loans	50,000	
- relocation	50,000	
- weatherization	100,000	
- paint program	75,000	
- housing counseling	32,000	
- demolition	50,000	
COMMUNITY CENTERS		<u>45,000</u>
John Dixie Memorial Cultural Center Rehab	25,000	
Benito Juarez Cultural Center	20,000	
PROGRAM ADMINISTRATION		<u>482,000</u>
Fair Housing Program	44,000	
CD&P Director's Office	172,000	
NCI Administration	156,000	
Program Overhead	110,000	
PLANNING & MANAGEMENT		<u>199,000</u>
Staff and Salaries	149,000	
Aerial Thermography	50,000	
CONTINGENCIES		<u>40,200</u>
<hr/>		
TOTAL		\$3,561,200



## Description of Proposed Activities

### Neighborhood Rehabilitation

NSA capital improvements. The 1981 CDBG program includes the continued installation of curbs, sidewalks, and street light improvements in each of the NSAs. Such capital improvement activities are intended to improve upon each neighborhood's physical appearance, encourage investment in housing rehabilitation activities, and increase neighborhood confidence.

NSA street resurfacing. Street resurfacing will be carried out in each of the NSAs through the 1981 program. Each NSA will be surveyed by Street Engineering in order to determine which streets will require improvement. The street resurfacing project will complement other capital improvement activities targeted for the NSAs.

Housing improvements. Housing improvements will be continued in each of the NSAs through the 1981 program. The 1979 Community Development and Housing Plan places a strong emphasis on housing improvements and their relationship to capital improvement activities. As a result, a multiplicity of housing improvement activities are called for as described below.

- Acquisition. Funding will be used to acquire properties for rehabilitation and urban homesteading.
- Code Enforcement/Environmental Services. This activity will concentrate on correcting code deficiencies in the seven NSA's housing stock and providing clean-up crews to clear vacant lots of trash, weeds, and environmental debris.
- Rehab/Loans and Grants. This activity provides long-term low interest loans for housing rehabilitation in the seven NSAs. The primary objective of this activity is to encourage rehabilitation through financial incentives. The activity is geared to serve existing households and to encourage new residents to invest in the NSAs.
- Emergency Loans. Funding will be used to provide low-interest housing rehabilitation loans to homeowners with critical defects of an emergency nature. Emergency loans will be made available on a city-wide basis.
- Relocation. The primary objective of this program is to assist people in finding sound housing at an affordable cost once they have been displaced from an unsound structure. Funding may also be used in order to provide temporary shelter to residents while their home is undergoing extensive rehabilitation.
- Weatherization. Provide funding for attic insulation in the seven NSAs. CETA workers will be used to undertake the work. The project will operate on a graduated payment system based on each household's income.
- Paint Program. The primary purpose of this activity is to assist elderly and disabled households in maintaining the exterior condition of their houses. The concentration of this activity has resulted in additional rehabilitation work to occur in each of the seven NSAs.

- Housing Counseling. This activity will consist of educating homeowners in home maintenance practices, general housekeeping duties, and the financial responsibilities of homeownership.
- Demolition. This activity will allow for the removal of sub-standard structures when rehabilitation is not possible. Since the CDBG program's overall housing strategy emphasizes conservation, demolition will be used as a tool of last resort.

### Community Centers

John Dixie Memorial Cultural Center. Funds for the John Dixie Memorial Cultural Center will be used for rehabilitation work. This will complement prior rehabilitation and weatherization work completed on the structure. The Center will serve as a public service facility with a special emphasis toward serving the black community.

Benito Juarez Cultural Center. Funds for the Benito Juarez Cultural Center will be used to provide essential housing counseling services to the City's Hispanic community residing in the seven NSAs. Through the Center, language and cultural barriers faced by Hispanics can be addressed more effectively, thereby allowing for better delivery of Neighborhood Care's services.

### Program Administration

Fair Housing Program. The Fair Housing Program will help to assure that local, state, and federal fair housing laws are enforced. Fair housing activities will involve the monitoring of housing practices, investigations of complaints, counseling, and the taking of legal recourse if warranted.

CD&P Director's Office. Funding for the CD&P Director's Office will be applied toward existing staff positions, centralization of the finance office, and increased staff capacity including legal counsel for CDBG program administration.

NCI Administration. Involves general administration of program activities, record keeping, accounting, general supervision of the construction process, program monitoring, and program evaluation.

Overhead. This item includes the costs the City must meet for operating the CDBG program such as printing, legal notices, automobiles, office supplies, insurance, rent, etc.

### Planning and Management

The 1981 CDBG program's planning and management activities includes the preparation of both neighborhood based plans and the 1982-84 Community Development and Housing Plan, the completion of annual CDBG program applications, and the implementation of other related community development and neighborhood planning activities. The planning and management of the 1981 program also includes the development of aerial thermograms for the City of Fort Wayne. The thermograms will be used in conjunction with the program's weatherization activities described earlier.

### Contingencies

These funds are available to cover possible cost overruns on on-going CDBG activities.

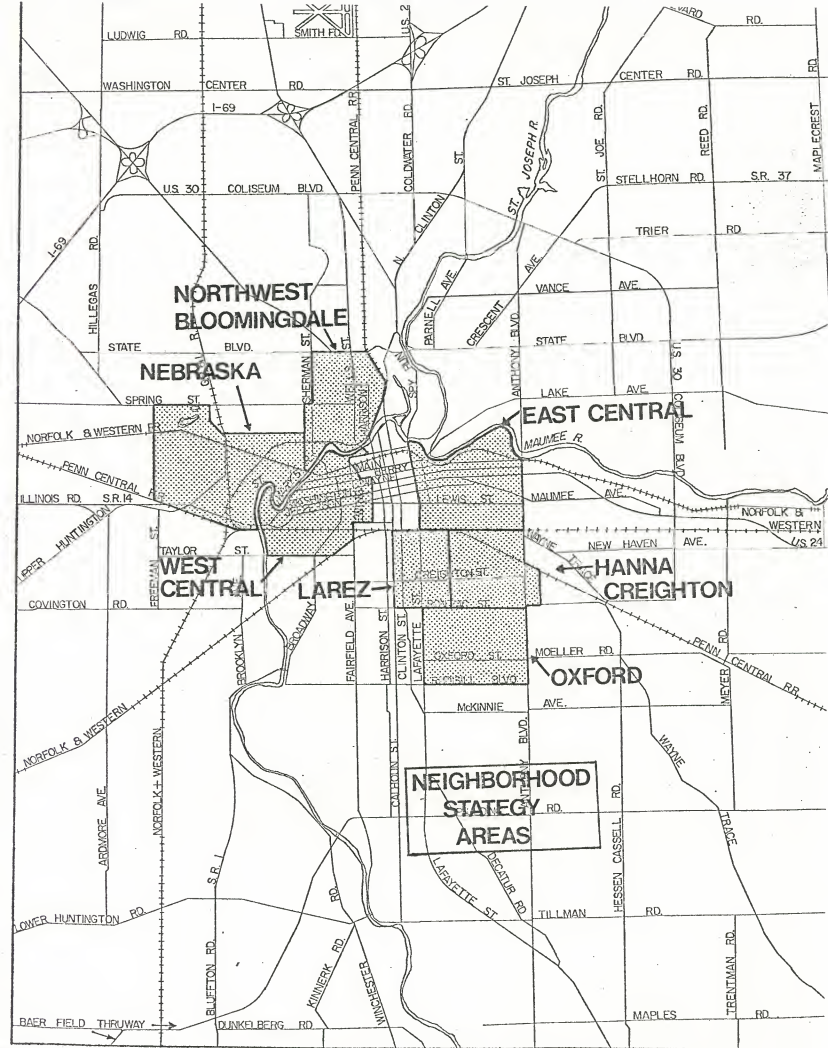
### Conclusion

This summary has provided an overview of the 1981 CDBG program for the City of Fort Wayne. More complete information about the City's overall CDBG program and process, existing NSAs, and locations of CDBG activities can be obtained from the 1979 Community Development and Housing Plan and the 1981 (Seventh Year) CDBG application.

The CDBG program is an important part of the City's commitment to planning and the process of neighborhood revitalization. Since its introduction in 1975, the program has provided approximately \$18 million for Fort Wayne's seven NSAs and its downtown.

As stated in the introduction, each year the City progresses in its program efforts through experience, expertise, and increased sensitivity toward community needs. The 1981 CDBG program as presented herein reflects this process of progression.

For any further information about the 1981 CDBG program, contact Senior Planner David Baker at 423-7995.



5199

Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE

Resolution

Q-81-02-07

DEPARTMENT REQUESTING ORDINANCE

Community Development & Planning

SYNOPSIS OF ORDINANCE

A resolution authorizing the filing of an application for 1981 (seventh year) Community Development Block Grant entitlement funds from the U.S. Department of Housing and Urban Development.

EFFECT OF PASSAGE

The application process can be completed and deadlines met for assuring that the City receive its 1981 entitlement grant.

EFFECT OF NON-PASSAGE

The City may not be able to meet its application deadlines and the 1981 grant could be jeopardized.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$2,862,000.00

in funds from the U.S. Department of Housing and Urban Development.

ASSIGNED TO COMMITTEE (PRESIDENT)